

MINUTES OF PLANNING AND ZONING COMMISSION

7:00pm, Wednesday, February 18, 2004

Present were Marsha Jones – Acting Chair, Doug Hill, Tim Healy, Roger Shanks, and Eva Spear. Also present was Tim McCumber, Zoning Administrator, Mike Slavney, Town Planner, and Judy Ashford, Town Clerk.

Jones called the meeting to order. The chair asked if the meeting was properly noticed, which it had been. The minutes of January 21, 2004 were considered. Motion to approve by Shanks, seconded by Healy. Motion approved.

Jones opened a Public Hearing regarding Planned Area Development PAD #13-04 commercial development of storage warehouse located tax parcel 0674-00000 (S7174 State Hwy. 78, formerly the Parrish property), application by Frank Grant, S7551 W. Grandview Ave., Merrimac, WI 53561. McCumber read the legal notice into the record. Frank Grant opened the hearing with a description of his project noting there would be 2 buildings for storage located on the site. He provided the commission with a letter from the Department of Transportation (DOT) describing how the driveway should be relocated and designed. Grant said that it was his intention to adhere to the DOT's request. Slavney noted that he likes the color scheme shown in photos of the potential buildings and stated he would like to see a stone face on the road side ends of the building to enhance the aesthetics. Slavney inquired as to his Grant's intentions for lighting. Grant stated that he had not decided on lighting options at this point. Darren Bader spoke in favor of the proposal noting the lack of storage in the township. John Slaney spoke in favor of the proposal noting the cleanup had already improved the parcel and noted that the addition of storage sheds would make it a good addition to the community. No persons appeared opposed to the project. McCumber noted as interest may appear that unlike other project proposals, he had received no phone calls inquiring about this project. Motion by Healy to close the public hearing. Second by Spear. Motion carried.

The first order of business before the commission was to discuss and consider preliminary review for PAD #13-04 for commercial development by Frank Grant. McCumber noted that the property is currently to only site in town that is zoned for pure commercial development. Because of the zoning status, storage sheds are a low impact use of a commercial property. He also noted that unlike other developments, traffic would be sparse, as customers visiting the property would be dispersed throughout a 24-hour day. Jones asked about the number of units. Grant stated that the first building would be about 120' with 26 units and the 2nd would be smaller with about 10 less units. Grant noted that he would build the smaller unit first and anticipated constructing the 2nd building after the first was fully rented. Shanks noted that he agreed with Slavney's recommendation for a stone facia. Slavney said that if the project moves forward, he would recommend a more detailed site plan showing several criteria he believes the project should meet for the commission to consider. Jones inquired as to the commission's options at this point. McCumber noted the commission could approve to move to the next step of the process taking into consideration Slavney's recommendations, move to advance without conditions, or deny any additional consideration for the project. Slavney noted that if the commission moves forward, the commission's finding should note that the zoning is right for this project and that it was a minimal use for such a site. Noting that the project concurs with the zoning, Hill motioned that the project proceed to the next step in the PAD process conditional that the applicant provide a more detailed site plan to include driveway and asphalt locations, lighting details, signs, a stone

facia on the street side, 3 or 4 high-salt trees to make the sight more decorative, and compliance with the DOT letter dated February 17, 2004. Shanks seconded. Motion passed unanimously.

The commission then discussed and considered a Certified Survey Map (CSM) for Fern Asma combining Lots 3, 4, & 5, Block 1, Camp Idle Wild. McCumber noted the home had been destroyed by fire and cannot be rebuilt, as it was a non-conforming property, without the combining of the 3 lots. Sauk County directed the applicant take this action. Healey motioned to send the CSM onto the Town Board with a recommendation to approve the CSM. Shanks seconded. Motion passed unanimously.

The next item under consideration was to discuss and consider a preliminary review of proposed PAD for storage warehouses by Mike and Glenda Kriegl for Tax Parcel #0058-00000 and 0059-00000 (Hwy. 78 across from Grandview Ave.). McCumber informed the commission that the Kriegl's were considering purchasing the property from the Kindschi's and inquired as to their ability to locate additional storage units on the site as a part of Four Seasons Storage located across the highway. The parcel is located in the Agricultural Zone. McCumber informed them that they had two options. One was to seek a rezone and the other a PAD. McCumber informed the applicant that a PAD might be easier than a rezone, however, neither process was simple to pursue. Mike Kriegl introduced himself and told the commission they have been in business as Four Seasons Storage at the corner of Grandview Ave. & Hwy 78. for 9 ½ years. They are considering the Kindschi property for expanding the business. They are willing to bring the site into compliance with any requests the commission might make for the site. Their current site is kept clean and sightly. If they get approval to move ahead, they would bring in a detailed site plan. Slavney noted the proposed site is 20 times larger then their existing property. Kriegl noted the existing house would stay and they would divide the parcel in two, most likely using the geological divider already shown, but that would be determined by the setbacks and easements that exist. Slavney noted the site is zoned Ag and the intent was to not have development on both sides of Hwy. 78. Healy pointed out the commission had denied 2 other applicants in similar situations on the east and west end of town. Spear said the farmland is going to development and this should stay on the other side of Hwy. 78. Shanks noted that approving this project would set a bad precedence. Spear noted the 6-acre parcel they declined in a residential area as well. Jones noted that in her research the commission has historically opposed this kind of development in ag areas. Slavney noted the town has done a good job of sticking to its development plan. He also noted that despite the negative feedback, it would be at the applicants discretion as whether or not to proceed to the first phase of the PAD process. Kriegl asked if there was a property on the other side the commission would see that would fit this kind of development. Slavney stated that an opinion on that would depend on the site and the plans.

The commission next discussed and considered the new Uniform Dwelling Code (UDC) enforcement ordinance per new requirements of Wisconsin Statute. McCumber stated that he had a model ordinance provided by the Department of Commerce and asked for direction as to whether or not the commission would like to enforce UDC on structures built prior to June 1, 1980 when UDC was enacted and/or detached garages. Hill expressed that he did not see a good reason to enforce either and it would create more work. The consensus was the generally the

same from all commission members and McCumber will draft an ordinance for consideration at the next meeting.

The next item was to discuss and consider the SmartGrowth Initiative Survey Results. Slavney reported that approximately 30% of the surveys were returned which is a very good return. He also noted that the results were very similar to the initial survey the town conducted 10 years ago. While the results are preliminary, he noted that overall, the residents expressed their satisfaction with the towns development plan and the town had received high marks for their enforcement of the town plan. Ashford commented that she hears very often from people how beautiful the Town of Merrimac is.

The final item for discussion and consideration was to determine a date for the SmartGrowth Community Vision Workshop. After some discussion, the commission selected April 15, 2004. The workshop will begin at 6:30pm. Slavney stated he recommends blocking 3 hours for the workshop, but he makes every effort to end the workshop earlier. Slavney stated that the survey results and the new maps would be available for public viewing at the workshop.

McCumber reported that the town issued 7 building permits totaling just under \$977,000 with 1 pending that would put the valuation over \$1 million, or 1/6th of the total for 2003. McCumber noted there had been no action regarding the matter on Horseshoe Court.

Motion to Adjourn by Hill, seconded by Spear. Motion carried.

Submitted by Tim McCumber, Zoning Administrator, Secretary